168.0	0007	0004.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,068,200	/	1,068,200
USE VALUE:	1,068,200	/	1,068,200
ASSESSED:	1,068,200	/	1,068,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
249		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MELITA CAROLYN
Owner 2:	
Owner 3:	
Street 1:	249 FLORENCE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CORVI CHRISTOPHER D/SUZANNE -
Owner 2:	-
Street 1:	249 FLORENCE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 10,281 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1997, having primarily Clapboard Exterior and 2228 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10281.000	558,300		509,900	1,068,200
Total Card	0.236	558,300		509,900	1,068,200
Total Parcel	0.236	558,300		509,900	1,068,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 479.44 | /Parcel: 479.4

Legal Description

User Acct

111550

GIS Ref

GIS Ref

Insp Date

08/04/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0007-0004.A

!13026!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	558,300	0	10,281.	509,900	1,068,200	1,068,200	Year End Roll	12/18/2019
2019	101	FV	431,100	0	10,281.	509,900	941,000	941,000	Year End Roll	1/3/2019
2018	101	FV	431,100	0	10,281.	429,800	860,900	860,900	Year End Roll	12/20/2017
2017	101	FV	431,100	0	10,281.	393,400	824,500	824,500	Year End Roll	1/3/2017
2016	101	FV	431,100	0	10,281.	335,100	766,200	766,200	Year End	1/4/2016
2015	101	FV	421,700	0	10,281.	291,400	713,100	713,100	Year End Roll	12/11/2014
2014	101	FV	421,700	0	10,281.	269,500	691,200	691,200	Year End Roll	12/16/2013
2013	101	FV	420,400	0	10,281.	256,400	676,800	676,800		12/13/2012

PRINT

Date	Time
12/11/20	03:02:26

LAST REV

Date	Time
09/06/18	15:48:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13026

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORVI CHRISTOPH	59783-511		8/17/2012		765,000	No	No		
HIGGS MICHAEL/B	48632-467		12/8/2006		675,000	No	No		
DICKIE GARTH A	32718-440		4/23/2001		520,000	No	No		
C & F REALTY CO	28099-498		1/22/1998		375,550	No	No		Y

USER DEFINED

Prior Id # 1:	111550
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/13/2016	1110	Redo Kit	25,000	O				
11/14/2012	1488	Redo Bat	13,200	C				
10/7/2004	984	Manual	2,000	C				REPLACE DECK
6/24/2002	526	Wood Dec	1,750	C		G4	GR FY04	ENLARGE DECK-ADD L
9/17/1997	571	New Buil	130,000					NEW HOUSE
6/21/1997	414	Foundati	6,000					FOUNDATION
6/18/1997	378		2,000					DEMO EXISTING HOUS

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	MEAS&NOTICE	HS	Hanne S
5/1/2013	Info Fm Prmt	EMK	Ellen K
4/2/2009	Inspected	345	PATRIOT
10/17/2008	Missed Appt.	345	PATRIOT
3/29/2007	MLS	MM	Mary M
8/23/2001	MLS	MM	Mary M
12/20/1999	Meas/Inspect	264	PATRIOT
7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10281		Sq. Ft.	Site		0	70.	0.71	7									509,901						509,900	

Total AC/HA: 0.23602 | Total SF/SM: 10281 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 509,901 | Spl Credit | Total: 509,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1997	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	2.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	2	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12127471
Const Adj.:	0.99989998
Adj $ / SQ:	140.145
Other Features:	134782
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	569674
Depreciation:	11393
Depreciated Total:	558280

COMMENTS

NEW HOUSE 9/97 PDAS 2ND SINK IN MASTER BATH/BSMT SINK. SUBDIVISION PLAN NO 582 OF 2009 BK: 53494 PG: 504 9/2/2009.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	1	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

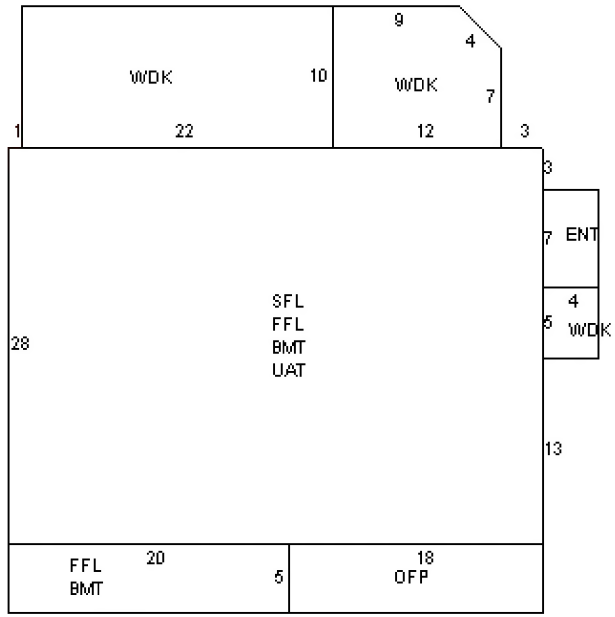
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.16
Special Features:	0	Val/Su Net:	135.12
Final Total:	558300	Val/Su SzAd	250.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,164	42.040	48,939
FFL	First Floor	1,164	140.150	163,129
SFL	Second Floor	1,064	140.150	149,115
WDK	Deck	356	8.810	3,136
UAT	Upper Attic	266	56.060	14,911
OFP	Open Porch	90	34.830	3,135
ENT	ENTRY	28	26.400	739
	Net Sketched Area:	4,132	Total:	383,104
Size Ad	2228	Gross Are	4930	FinArea 2228

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8 x 10	A	AV	2005	0.00	T	11.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

168.0-0007-0004.A

IMAGE

AssessPro Patriot Properties, Inc